

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
ALLISON GRASS, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

DECEMBER 5, 2017 5:15-22 P.M. 2 GEORGE STREET
6:19 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 36 N. MARKET ST. 5 GUINGARD ST. APP. NO. 1712-05-B1
AND 235 EAST BAY ST. (458-05-03-041,138 AND 036)

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owners-Apex Real Property, LLC; East Bay 7, LLC/Applicant-Womble Bond Dickinson (US) LLP

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: No quorum, deferred to next meeting by Chair, January 16, 2018.

MADE BY: SECOND: VOTE: FOR AGAINST
* M.Robinson, A.Grass recused

2. 54 AND 58 HASELL ST. (ANSONBOROUGH) APP. NO. 1712-05-B2
(458-05-01-049)

Request variance from Sec. 54-301 to allow a subdivision of this lot into two lots with the 58 Hasell lot having 1,093sf of lot area (6,000sf required); to allow the house at 58 Hasell with a 3-ft. east side setback (6-ft. required).

Request variance from Sec. 54-824 to allow a subdivision with the 58 Hasell lot having a frontage of 20.8-ft. (53.2ft. required).

Request variance from Sec. 54-317 to allow the new sf lot for 58 Hasell to not provide off-street parking (2 spaces required).

Zoned STR.

Owner/Applicant-Mary M.B. Drury

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 4 AGAINST 0
*M.Smith recused

3. 1031 ASHLEY AVE. AND 2227 MOUNT PLEASANT APP. NO. 1712-05-B3
ST. (WAGENER TERRACE) (463-08-01-119)

Request variance from Sec. 54-301 to allow a subdivision of this lot into two lots with Lot 16A having 1,701sf and Lot 16B having 3,337sf of lot area (6,000sf required); to allow the house on Lot 16A with a 3-ft. east side setback and 56% lot occupancy (9-ft. reqd. and 50% limitation); to allow the steps for the house on Lot 16B with a 2-ft. rear setback (25-ft. required).

Request variance from Sec. 54-824 to allow a subdivision with Lot 16A having a frontage of 39.4-ft. (68.8-ft. required).

Zoned SR-2.

Owner-Bernard Martin/Applicant-JJR Development, LLC

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WITHDRAWN 0

DEFERRED 0

MOTION: Approval with condition: house to be one-story on Mount Pleasant Street.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0
* R.Appel recused

4. 476 KING ST. and 476 ½ KING ST. APP. NO. 1712-05-B4
(460-12-02-030)

Request variance from Sec. 54-317 to allow 1,094sf of inside patron use area for a restaurant use that requires 3 additional parking spaces (current uses requires 11 spaces and proposed uses requires 14 spaces; site provides 6 spaces).

Zoned MU-2/WH.

Owner-Barry Solondz/Applicant-S Arch Studio

WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

5. 10 LIMEHOUSE ST. (CHARLESTOWNE) APP. NO. 1712-05-B5
(457-11-04-050)

Request variance from Sec. 54-301 to allow additions (deck/steps/porch expansion/steps) with a 39% lot occupancy (35% lot occupancy limit; existing lot occupancy is 36%).

Zoned DR-1.

Owners-Meg & Jordan Phillips/Applicant-E.E. Fava Architects

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0

6. SANDERS RD. AND WEST WILDCAT BLVD. APP. NO. 1712-05-B6
(306-00-00-011)

Request special exception under Sec. 54-225 to allow construction of a middle school and Center for Advanced Studies for an existing HS (West Ashley) in the (S) School Overlay Zone district.

Zoned SR-1/DR-6 (S).

Owner-Charleston County School District/Applicant-ADC Engineering, Inc.

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.